



For Registration
 Fredrick Smith
 Register of Deeds
 Mecklenburg County, NC
 Electronically Recorded
 2022 Oct 25 04:24 PM RE Excise Tax: \$ 1590.00
 Book: 37733 Page: 668 - 669 Fee: \$ 26.00
 Instrument Number: 2022146924

Fredrick Smith

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,590.00

Parcel Identifier No. 10515340 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

This instrument was prepared by: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

Brief description for the Index: LOT 4, PH II, PRESTON FOREST SUBDIVISION

THIS DEED made this 19th day of October, 2022, by and between

GRANTOR

Ali Darwich, unmarried
 417 Oakmont Lane
 Waxhaw, NC 28173

note as N/A per (NCGS 105-317.2)

GRANTEE

Kris Falcon aka Kris Williams Falcon, unmarried
 Property Address:
 4016 Wild Nursery Court
 Charlotte, NC 28215

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Charlotte, _____ Township, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 4 of PRESTON FOREST SUBDIVISION, Phase II, Map 1 as same is shown on a map thereof recorded in Map Book 29 at Page 59 in the Mecklenburg County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 33330 page 625.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 29 page 59.

Page 1 of 2

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All valid and enforceable restrictions, easements, and conditions of record and ad valorem taxes for the current year and following years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Print/Type Name: Ali Darwich

(SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____

(SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____

(SEAL)

By: _____

Print/Type Name & Title: _____

Print/Type Name: _____

(SEAL)

State of FLORIDA - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Mecklenburg and State aforesaid, certify that Ali Darwich personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of October, 2022.

My Commission Expires: 1-30-2024
(Affix Seal)

Farida S. Khalil Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name